

Message Text

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15

ACTION FBO-05

INFO OCT-01 EA-07 ISO-00 A-01 ABF-01 /015 W

----- 079054

P 220617Z OCT 75

FM AMEMBASSY RANGOON

TO SECSTATE WASHDC 478

LIMITED OFFICIAL USE RANGOON 3030

FOR: FBO & EA/EX

E.O. 11652: N/A

TAGS: ABLD, BM

SUBJECT: BUILDINGS: PROPOSED IMPROVEMENT - PROPERTY

REF: (A) RANGOON 2989

(B) STATE 233354

(C) STATE 220649

(D) STATE 137738

(E) RANGOON OM SEPT. 4, 1975

(F) RANGOON 2772

(G) RANGOON OM APR. 23, 1975

1. IN LAST TWO WEEKS PRICES OF LOCALLY AVAILABLE MATERIALS AND LABOR HAVE INCREASED BETWEEN FIFTEEN AND THIRTY PERCENT. WHILE IT MAY BE EXPECTED THAT CONTINUED INFLATIONARY PRESSURES WILL CAUSE ADDITIONAL PRICE INCREASES DURING THE BALANCE OF THE FISCAL YEAR, IT IS NOT ANTICIPATED THAT THEY WILL BE OF SUCH A DRASTIC NATURE, AND HOPEFULLY COULD BE ABSORBED BY THE POST.

2. THE CHANGE IN THE EXCHANGE RATE USED BY THE EMBASSY IN PAYING LOCAL EXPENDITURES FROM THE SPECIAL FOREIGN CURRENCY (SFC) ALLOTMENT FROM KYAT 15 EQUALS U.S. \$1.00 TO KYAT 6.50 EQUALS U.S. \$1.00 HAS OBVIOUSLY HAD A DRAMATIC EFFECT ON ANTICIPATED U.S. DOLLAR EQUIVALENTS OF PLANNED KYAT EXPENDITURES.

3. REVISED COSTS FOR THE PROPOSED IMPROVEMENT OF THE STAFF APARTMENT BUILDING (GOP 03331-C) AS PRESENTED IN THE EMBASSY'S OPER-

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ATIONS MEMORANDUMS OF APRIL 23, 1975 AND SEPTEMBER 4, 1975 ARE

SET OUT BELOW. NOTE - EMBASSY HAS USED TWENTY PERCENT FACTOR FOR INCREASING COSTS LOCAL MATERIALS AND LABOR.

4. CONVERSION FOUR 1-BEDROOM APARTMENTS ON TOP FLOOR TO TWO 2-BEDROOM APARTMENTS (RANGOON OM APRIL 23, 1975).

	PREVIOUSLY REPORTED COST	20 PERCENT INCREASED COST	INCREASE DUE CHANGE EXCH. RATE	PRESENT REVISED COST
SFC	\$3,850	770	6,052	10,672
DOLS	\$ 500	---	----	500
TOTALS	\$4,350	770	6,052	11,172

5. CONVERSION BOTTOM TWO FLOORS (8 EACH APARTMENTS) FROM 1-BEDROOM TO 2-BEDROOM BY EXTENDING STRUCTURE TO REAR (RANGOON OM SEPTEMBER 4, 1975 - ALTERNATE "A").

	PREVIOUSLY REPORTED COST	20 PERCENT INCREASED COST	INCREASE DUE CHANGE EXCH. RATE	PRESENT REVISED COST
SFC	\$21,415	4,283	33,664	55,362
DOLS	\$ 2,450	-----	-----	2,450
TOTALS	\$23,865	4,483	33,664	61,812

6. CONVERSION ALL THREE FLOORS (12 EACH APARTMENTS) FROM 1-BEDROOM TO 2-BEDROOM BY EXTENDING STRUCTURE TO REAR (RANGOON OM SEPTEMBER 4, 1975 - ALTERNATE "B").

	PREVIOUSLY REPORTED COST	20 PERCENT INCREASED COST	INCREASE DUE CHANGE EXCH. RATE	PRESENT REVISED COST
SFC	\$28,710	5,742	45,132	79,584
DOLS	\$ 2,725	-----	-----	2,725
TOTALS	\$31,435	5,742	45,132	82,309

7. ALTHOUGH IN ACCORDANCE WITH STATE 137738 A PROCUREMENT DOCUMENT FOR THE WORK COVERED IN (4) ABOVE WAS ISSUED AND THE CODE 220 SFC FUNDS (\$3,850) MADE AVAILABLE WERE OBLIGATED, NO WORK HAS COMMENCED ON THIS PROJECT. NOTE THE CODE 220 DOLLAR FUNDS (\$500) WERE UTILIZED FOR THE PURCHASE OF PLUMBING TYPE LIMITED OFFICIAL USE

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MATERIALS.

8. IN VIEW OF THE FOREGOING, A SUMMARY OF THE PRESENT POSITION IS:

(A) PROCEED WITH THE CONVERSION OF THE TOP FLOOR APARTMENTS ONLY, RESULTING IN 8 EACH 1-BEDROOM APARTMENTS (AS EXISTING) AND 2 EACH 2-BEDROOM APARTMENTS (EACH HAVING TWICE THE FLOOR

SPACE OF THE OTHER 8 APARTMENTS IN THE SAME BUILDING, AND WHICH WOULD BE OCCUPIED BY PERSONNEL OF ROUGHLY THE SAME GRADE AND POSITION AS THOSE OCCUPIED BY THE TWO LARGER APARTMENTS.)

ADDITIONAL FUNDS REQUESTED

SFC \$6,822
DOLS NIL
\$6,822 TOTAL

(B) CONVERT THE BOTTOM TWO FLOORS (8 EACH APARTMENTS) TO 2-BEDROOM TYPE BY EXTENDING STRUCTURE FROM THE REAR OF EXISTING BUILDING, PLUS CONVERSION TOP FLOOR AS DESCRIBED IN (A) ABOVE.

FUNDS REQUIRED

SFC \$59,362
DOLS 2,450
PLUS ADDITIONAL FOR
(A) ABOVE 6,822 (SFC)
\$68,634 TOTAL

(C) CONVERSION ALL THREE FLOORS (12 EACH APARTMENTS) TO 2-BEDROOM TYPE (ALL IDENTICAL) BY EXTENDING STRUCTURE FROM THE REAR OF EXISTING BUILDING, AND UTILIZING FUNDS PRESENTLY HELD BY POST FOR (A) ABOVE.

FUNDS REQUIRED

SFC \$79,584
DOLS 2,725
LESS FUNDS AVAILABLE 3,850 (SFC)
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\$78,459 TOTAL

9. DRAWINGS AND SPECIFICATIONS REQUESTED BY FBO BEING SENT BY OM.
OSBORN

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Message Attributes

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Concepts: n/a
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Draft Date: 22 OCT 1975
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Decaption Note:
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Disposition Approved on Date:
Disposition Authority: greeneet
Disposition Case Number: n/a
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Disposition Date: 28 MAY 2004
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Disposition Reason:
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Margaret P. Grafeld
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